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# Sussex County Planning & Zoning Commission

## AGENDA

FEBRUARY 13, 2014

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – January 23, 2014

### Old Business

#### Change of Zone #1741 Bay Forest Club, LLC

**RS**

Application of **BAY FOREST CLUB, LLC** to amend Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to MR-RPC Medium Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 30.695 acres, more or less, land lying east of White's Neck Road (Road 347) ½ mile north of Old Mill Road (Road 349) (Tax Map I.D. 1-34-8.00-17.00, 17.02, and 18.00 – no 911 address available).

#### Subdivision #2013-5 Gulfstream Glen Cove, LLC

**RS**

Application of **GULFSTREAM GLEN COVE, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 8.84 acres into 17 lots, (Environmentally Sensitive Developing District Overlay Zone) and a waiver from the forested buffer requirements, located 500 feet west of the intersection of Road 352 (Windmill Drive) and Road 353 (Burbage Road) (Tax Map I.D. 1-34-12.00-374.01).

### **Announcement – Close Record**



## **Public Hearings**

### **Conditional Use #1978 John W. Davidson**

**MJ**

Application of **JOHN W. DAVIDSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a professional office with contractor storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.6425 acres, more or less, lying southwest of Route 5 (Harbeson Road) 1,915 feet northwest of Route 48 (Hollyville Road) (Tax Map I.D. 2-34-10.00-70.16).

### **Change of Zone #1742 Seaside Communities, RDC, LLC**

**MJ**

Application of **SEASIDE COMMUNITIES, RDC, LLC** to amend Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to MR-RPC Medium Density District – Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 37.516 acres, more or less, land lying northeast corner of Route 24 (John J. Williams Highway) and Tanglewood Drive, a private street providing access to Briarwood Estates Subdivision (Tax Map I.D. 3-34-18.00-40.00).

### **Subdivision #2013-13 Charles H. Moore**

**IGB**

Application of **CHARLES H. MOORE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 4.637 acres into 2 lots, and a waiver from the street design requirements, located at the southwest corner of Beidemann Way, a private road, and Road 228 A (Beidemann Road) (Tax Map I.D. 2-30-21.00-25.03).

## **Other Business**

### **OV Associates, LLC**

**RS**

Commercial Site Plan – Route 26

### **Garden Creation & Care, Inc.**

**MJ**

C/U #1961 Site Plan – Road 277

### **Alfonso Matos**

**RW**

C/U #1945 Site Plan – Route 20

### **East Millsboro Elementary School**

**RS**

C/U #1976 Site Plan – Road 331

### **Long Neck Elementary School**

**MJ**

C/U #1043 Revised Site Plan – Road 298

### **T.S. Smith & Sons, Inc.**

**RW**

Agricultural Preservation District – Route 40

**Roland V. Fleetwood, Trustee**

**RW**

Agricultural Preservation District – Road 485

**H. Robert Messick**

**RW**

Agricultural Preservation District – Road 42

**Steve Cooper**

**RW**

2 Parcels & 50' Right of Way – Road 557

**John and Karen Fitzgerald**

**IGB**

Parcel & Easement – Road 207

**Dennis Mignogno**

**IGB**

2 Lots & 50' Right of Way – Road 207

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 27, 2014, at 12:00 p.m., and at least seven (7) days in advance of the meeting.**

**This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.**

**Agenda items listed may be considered out of sequence.**

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